

“R-3H” Multifamily High Density District and Proposed Special Use Permit Development Standards Comparison Table

* = Development Standard that is more restrictive than the R-3H District

Development Standard	R-3H District	Proposed SUP
Maximum Density	24 units per acre	24 units per acre
Minimum Lot Area	20,000 square feet (0.46 acres)	421, 356 square feet (9.673 acres)
Minimum Lot Width	Interior lot = 60 feet Corner lot = 72 feet	1,230 feet
Minimum Lot Depth	100 feet	265 feet
Minimum Front Building Setback	25 feet	25 feet
Minimum Rear Building Setback	25 feet	25 feet; *100 feet for any portion of a building that is 3 stories in height
Minimum Side Building Setback	20 feet. Corner lots shall have 15-foot side building setback adjacent the street where rear lot line abuts rear lot line of adjacent lot; 25-foot side building setback adjacent the street where rear lot line abuts side lot line of adjacent lot	20 feet. Corner lots shall have 15-foot side building setback adjacent the street where rear lot line abuts rear lot line of adjacent lot; 25-foot side building setback adjacent the street where rear lot line abuts side lot line of adjacent lot. *100 feet for any portion of a building that is 3-stories in height
Minimum Distance Between Structures	Minimum of 10 feet between structures side by side; minimum of 20 feet between structures side by front or rear; minimum of 40 feet between structures front to front; minimum of 20 feet between structures backing rear to rear, and a minimum of 20 feet between structures front to rear	Minimum of 10 feet between structures side by side; minimum of 20 feet between structures side by front or rear; minimum of 40 feet between structures front to front; minimum of 20 feet between structures backing rear to rear, and a minimum of 20 feet between structures front to rear
Minimum Garage Setback	20 feet where driveway is located in front of garage attached to a public right-of-way	20 feet where driveway is located in front of garage attached to a public right-of-way
Minimum Residential Setback	Minimum 20-foot setback from an adjacent property line zoned or used for 1 or 2-family use plus 1 foot for each foot of building height over 20 feet	Minimum 20-foot setback from an adjacent property line zoned or used for 1 or 2-family use plus 1 foot for each foot of building height over 20 feet. *100 feet for any portion of a building that is 3-stories in height
Maximum Height	45 feet or 60 feet when a pitched roof is used (minimum 4:12)	45 feet or 60 feet when a pitched roof is used (minimum 4:12 pitch)
Maximum Building Coverage	N/A	N/A
Maximum Lot Coverage	The combined area of all yards shall be at least 50% of the total lot or tract; provided however, in the event enclosed or covered parking is provided, the minimum total yard area	The combined area of all yards shall be at least 50% of the total lot or tract; provided however, in the event enclosed or covered parking is provided, the minimum total yard area

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	requirement shall be 40% of the total lot or tract	requirement shall be 40% of the total lot or tract
Minimum Parking Requirement	1-bedroom unit = 1.5 spaces 2-bedroom unit = 2 spaces Each additional bedroom =1/2 space	1-bedroom unit = 1.5 spaces 2-bedroom unit = 2 spaces Each additional bedroom =1/2 space
Residential Buffer Masonry Wall	Minimum of 6 to 8 feet in height	*10 feet in height